

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, January 20, 2015
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The January 20, 2015 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman L.West.

ROLL CALL

Members present: T.Flack, D.Fliger, D.Godwin, G.Hunter, S.Odson, T.Ripper, L.West. Absent: P.Mollenhauer, L.Voigt. Staff present: E.Jensen, E.Carstens, E.Bodeker, J.Gould, T.Kuhn.

AMENDMENTS TO THE AGENDA

Motion by D.Fliger to accept the agenda as submitted. Second by T.Flack. All voted aye. Motion carried 7 – 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Request from S.Odson to remove Item #2 from the Consent Agenda. There were no objections.

Item #1. Minutes

Motion to approve and accept the January 6, 2015 minutes of the Plan & Zoning Commission meeting.

Item #3. Crosswinds Plat 1 Final Plat

Motion to recommend City Council approval of Crosswinds Plat 1 Final Plat

Motion by T.Ripper to approve the recommendations for Consent Agenda Items #1 & #3. Second by D.Godwin. All voted aye. Motion carried 7 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #2. 2060 S Ankeny Blvd. DMACC / YMCA Site Plan

S.Odson asked the applicant to provide an overview of the project.

Jonathan Martin, RDG Planning & Design said this an addition to Building #5 the student center on the DMACC campus; a joint partnership that will also house the YMCA. Components of the plan include:

- Parking that has been reconfigured and expanded allowing for the likely gap in usage time between DMACC students and YMCA users. The college high usage time is anticipated between the hours of 9 am – 3 pm; with the YMCA being utilized in the early morning and evening.
- Realigned entry drives for a dedicated entrance off of DMACC Blvd. and a connection between the new and existing parking lot to the south to lessen congestion.
- Redesign and reconfiguration of the service area drives.
- A large open plaza entrance

- A building that will fit with the contextual nature of the current campus building using like material, but with less exposed concrete.
- Two entrances, a new public & campus main entrance on the northwest side off of the large parking lot and a second campus-side entrance.

S.Odson asked why the location next to Building 5 was selected. Mr Martin responded that the use of Building 5 was expanding and the YMCA had a desire to have a presence on the campus so a joint project was designed resulting in a lot of efficiencies and cost savings. He added that construction is scheduled to begin in May of 2015 with 18 months for completion.

Motion by T.Flack to approve the DMACC / YMCA site plan at 2060 S Ankeny Blvd. Second by D.Fliger. All voted aye. Motion carried 7 – 0.

PUBLIC HEARINGS

Item #4. Deer Creek Estates LLC request to rezone property from R-1 (One-Family Residence district) to R-2 (One and Two-Family Residence District) restricted to single family units.

Chairman L.West opened the public hearing.

Staff Report: J.Gould presented an aerial map and reported that Deer Creek Estates LLC is requesting to rezone 28 acres from R-1, single family to R-2 restricted to single family development. The property is located on the southeast corner of NE 18th Street and NE Four Mile Drive. The request is similar to the previous Deer Creek rezoning, the density will be lower than what was shown on the land use/concept plan approved in 2007 which identified the area as medium density, mixed use and park.

Brad Kuehl, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes representing Deer Creek Estates LLC stated that they are requesting a rezoning to R-2 restricted to single family development for property that they have been developing for some time. He explained that the developer is looking for lots that will back up to the creek. NE Four Mile Drive has been constructed and public improvements are in place.

Rebecca Holdridge, 2533 NE 98th Place, Ankeny reported that Jeff Grubb and the developers have been very good in communicating with the neighborhood and sharing their plan and she wished to thank them and hopes that communications continue on other issues as well.

D.Fliger asked if this will be the only Deer Creek development that will occur northwest of the creek. Jeff Grubb responded that that should be it. He confirmed that the development will only be single family detached units.

Motion by T.Flack to approve close the public hearing and receive and file documents. Second by T.Ripper. All voted aye. Motion carried 7 – 0.

BUSINESS ITEMS

Item #5. The Sterling at Prairie Trail Neighborhood Plan

Staff Report: E.Bodeker presented an aerial map and reported that The Sterling at Prairie Trail Neighborhood consists of approximately 15 acres and is located north of SW Oralabor Road, west of Plaza Shops at Prairie Trail, and south of a future extension of SW Plaza Parkway. It is proposed as a higher density residential neighborhood. The Neighborhood Plan shows two 10-plex, three 11-plex, six 30-plex, and two 36-plex apartment buildings with underground parking, accompanying garages and outdoor parking. Street development includes the extension of SW Plaza Parkway and SW College Avenue. The development is proposed to be completed in two phases. The first phase includes one

10-plex building, one 11-plex building, two 30-plex buildings, two 36-plex buildings, a clubhouse and seven 7 stall garages, all of which will be located on the eastern portion of the site and will have access off of SW Plaza Parkway. Phase 2 includes a second access off of SW College Avenue and the remainder of the proposed multi-family buildings. The neighborhood plan includes a note stating that they will utilize an individual pattern book, however, the developer has since decided to move forward with the project utilizing the original Prairie Trail Pattern book. All building elevations will be reviewed by the Architectural Review Board. Staff recommends the Plan and Zoning Commission recommend City Council approval of the Sterling at Prairie Trail Neighborhood Plan.

L. West asked when the DOT plans to install traffic signals at the SW White Birch Drive and SW Oralabor Road intersection. E. Jensen responded that he understands the installation will be completed this spring or summer.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd. representing DRA Properties as the owner and SB Properties as the developer presented the Prairie Trail Master Plan and described the property as 15.35 acres west of the Plaza Shops buildings. Upon full-build out, a regional detention basin to the west of the site will be utilized. With the first phase, there will be temporary on-site detention. He presented the neighborhood plan and identified the locations of the 3-story 30-plex buildings west of the Plaza Shops buildings; the smaller 2-story 10 & 11-plex buildings along SW Plaza Parkway; 30-plex buildings along SW Oralabor Road and the larger 2 36-plex wings with underground parking and a club house located in the center of the site. SW Plaza Parkway will be extended west to provide access in Phase I, upon development of Phase 2, SW Plaza Parkway will be extended to SW College Avenue and SW College Avenue will be extended and connect to SW Oralabor Road. Sanitary sewer and water will extend from the north. The architect is working with the Architectural Review Board reviewing plans for each building.

Jerry Slusky, 8712 W Dodge Road, Omaha, Nebraska and Bob Batt, 700 S 72nd Street, Omaha, partners in SB Communities explained that the target market is a mix, they are trying to create a community of rental units with a mix of options rather than an apartment complex. Their development will include a total of 305 studios, two and 3 bedroom units. The 36-plex units will feature underground heated parking, elevator access and a clubhouse that will service the entire campus. All units will have private garages. Construction is planned for Spring of 2015.

Ted Rapp, DRA Properties, 1525 NE 36th Street responded to questions regarding the overall development of Prairie Trail.

Motion by D. Fliger to recommend City Council approval of The Sterling at Prairie Trail Neighborhood Plan. Second by T. Flack. All voted aye. Motion carried 7 – 0.

REPORTS

City Council Meeting

S. Odson reported on his attendance at the January 19th City Council meeting.

Director's Report

E. Jensen presented the tentative agenda items for the February 3, 2015 meeting and referenced the 2014 Plan and Zoning Commission Annual Report included in the Commission packets. He advised the Commission that a public hearing has been set for February 3, 2015 at 6:30 pm to consider a request by Deer Creek Estates to rezone property from R-1 to PUD.

Commissioner's Reports

D.Fliger thanked the planning staff for their hard work during a busy 2014 and commented that the conversion of the former Drugtown Store to a church building is a welcome change, complementing the appearance of the property.

MISCELLANEOUS ITEMS

Staff will verify that L.Voigt will attend the February 2, 2015 City Council meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:20 pm.

Submitted by Trish Kuhn, Secretary


Plan & Zoning Commission